

MR PHILIP DUDLEY
VIVID DESIGN STUDIO LTD
PADDOCK VIEW
CALCOT MOUNT BUSINESS PARK
CALCOT LANE
CURDRIDGE
HAMPSHIRE
SO32 2BN

Application	F/23/94717
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Wednesday 1 November 2023

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/23/94717

In pursuance of their powers under the above Act and in accordance with your application received on Friday 25 August 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use from single dwelling to two separate flats (Use Class C3) for supported living, with ancillary staff annex (retrospective) (amended description).
Site: 104 SANDY LANE, FAIR OAK, EASTLEIGH, SO50 8GD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 200037 10 (Site Location Plan); 200037 11 A (Proposed Site Plan); and 200037 13 B (Proposed Floor Plans & Elevations).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The flats hereby permitted shall be for single occupancy only.

Reason: Reason: To ensure that the occupancy of the building is not

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intensified to prevent adverse impacts on the integrity of European protected sites from increased nutrient loading, in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036).

- 3 The parking provision for at least 4 cars shall be retained at the frontage of the site for vehicle parking purposes only.

Reason: To ensure adequate on-site parking provision is retained, in the interest of highway safety in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Within 3 months of the date of this decision, provision shall be made for the secure storage of 2 x bicycles on the site and shall be retained thereafter for cycle storage purposes only.

Reason: To encourage alternative means of transport in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: Please note that an application to Hampshire County Council will be required to extend the dropped kerb in front of the property: Apply for a vehicular access | Hampshire County Council (hants.gov.uk).

Note to applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager
N.B. See Attached Notes